

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED PRICES FOR DISPOSITION PARCELS  
R-1, R-2, R-3, R-4A, R-4B and R-5  
IN THE CAMPUS HIGH URBAN RENEWAL AREA  
PROJECT NO. MASS. R-129

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a Temporary Loan Contract (Early Land Acquisition) with the Federal Government under Title I of the Housing Act of 1949, as amended, which Contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, hereinafter referred to as the "Project Area" has been prepared and was approved by the Authority on July 9, 1970; and

WHEREAS, said Plan has not yet received the required local approvals thereof; and

WHEREAS, it is desirable and in the public interest that the Authority be able to proceed with land disposition activities prior to the required local approvals of said Plan; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, two (2) independent reuse values of Parcels R-1, R-2, R-3, R-4A, R-4B, R-5 for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the following proposed prices are hereby approved and determined to be not less than the fair value of the parcels for use in accordance with the Urban Renewal Plan for the project area.

<u>PARCELS</u>	<u>RECOMMENDED MINIMUM DISPOSITION PRICES</u>
R-1	\$ 4,000
R-2	3,700
R-3	6,000
R-4A	11,000
R-4B	12,000
R-5	2,000

CAMPUS HIGH URBAN RENEWAL AREA R-129  
SUMMARY OF REUSE APPRAISAL DATA

<u>Parcel</u>	<u>No of D.U.'s</u>	<u>Area (Sq. Ft.)</u>	<u>1st Reuse Appraisal</u>	<u>2nd Reuse Appraisal</u>	<u>Recommended Minimum Disposition Price</u>
R-1	18	41,488 sq. ft.	3,600	4,000	4,000
R-2	29	94,200 sq. ft.	3,625	3,750	3,700
R-3	28	66,624 sq. ft.	5,600	6,400	6,000
R-4A	100	79,408 sq. ft.	10,000	11,000	11,000
R-4B	93	16,960 sq. ft.	12,125	12,100	12,000
R-5	15	55,760 sq. ft.	1,500	2,050	2,000

February 10, 1972

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MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REQUEST FOR APPROVAL OF MINIMUM DISPOSITION PRICES  
PARCELS R-1, R-2, R-3, R-4A, R-4B and R-5  
CAMPUS HIGH URBAN RENEWAL AREA  
PROJECT NO. MASS. R-129

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On January 29, 1970, the Authority tentatively designated Lower Roxbury Community Corporation as the developer of Parcels R-1, R-2, R-3, R-4A, R-4B and R-5.

Parcels R-1, R-2, R-3 and R-5, consisting of 41,488 square feet, 94,200 square feet, 66,624 square feet and 55,760 square feet respectively will be developed for residential reuse with 90 townhouse dwelling units.

Parcel R-4A consisting of 79,408 square feet will be developed for low-moderate income residential reuse containing 100 dwelling units.

Parcel R-4B consisting of 16,960 square feet will be developed for residential reuse containing 93 elderly housing units.

These parcels were appraised by Ryan, Elliott Appraisal Co., Inc. and Ralph S. Foster Co., Inc. A summary sheet indicating both reuse values and the recommended minimum disposition price for each parcel is attached.

These values reflect the excessive site costs attributed to adverse sub-soil conditions determined from engineering studies made by the firms of Haley & Aldrich and Samuel Glazer and Partners.

Based upon the valuations listed on the attached sheet, and the proposed development, which is in accordance with the Campus High Urban Renewal Plan, it is recommended that the Authority adopt the attached Resolution approving a minimum disposition price as indicated for each parcel.

Attachment



